071.0	0001	0003.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 895,400 / 895,400
					USE VALUE: 895,400 / 895,400
					ASSESSED: 895,400 / 895,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALTER ANN B C/TRUSTEE
Owner 2:	ANN B C WALTER 2012 FAMILY TR
Owner 3:	
Street 1:	10 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WALTER ANN B C -
Owner 2:	-
Street 1:	10 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .331 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Clapboard Exterior and 1953 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14407.000	297,800	1,000	596,600	895,400
Total Card	0.331	297,800	1,000	596,600	895,400
Total Parcel	0.331	297,800	1,000	596,600	895,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.43 /Parcel: 458.43

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 071.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	297,800	1000	14,407.	596,600	895,400		Year end	12/23/2021
2021	101	FV	287,100	1000	14,407.	596,600	884,700		Year End Roll	12/10/2020
2020	101	FV	287,000	1000	14,407.	596,500	884,500	884,500	Year End Roll	12/18/2019
2019	101	FV	244,200	0	14,407.	596,500	840,700	840,700	Year End Roll	1/3/2019
2018	101	FV	244,200	0	14,407.	511,300	755,500	755,500	Year End Roll	12/20/2017
2017	101	FV	244,200	0	14,407.	477,200	721,400	721,400	Year End Roll	1/3/2017
2016	101	FV	244,200	0	14,407.	409,100	653,300	653,300	Year End	1/4/2016
2015	101	FV	243,000	0	14,407.	366,500	609,500	609,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6015

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALTER ANN B C,	1500-11		11/17/2016	Convenience	10	No	No		
	945-135		5/1/1981		83,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/4/1999	20	Addition	50,000					15X16 FAMILY ROOM
10/8/1996	511		1,400					8X12 NEW SHED
9/6/1996	443	Manual	4,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	BS	Barbara S
2/25/2009	Meas/Inspect	163	PATRIOT
11/15/1999	Inspected	267	PATRIOT
11/2/1999	Mailer Sent		
10/8/1999	Measured	267	PATRIOT
6/15/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14407		Sq. Ft.	Site		0	70.	0.59	4									596,552						596,600	

Entered Lot Size

User Acct 44972
GIS Ref
GIS Ref
Insp Date 10/19/18
!6015!

PRINT

Date	Time
12/30/21	03:09:51

LAST REV

Date	Time
10/10/19	10:02:17
apro	

USER DEFINED

Prior Id # 1:	44972
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Total AC/HA:	0.33074	Total SF/SM:	14407	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	596,552	Spl Credit		Total: 596,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00340950
Adj $ / SQ:	135.460
Other Features:	83186
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404577
Depreciation:	106808
Depreciated Total:	297768

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

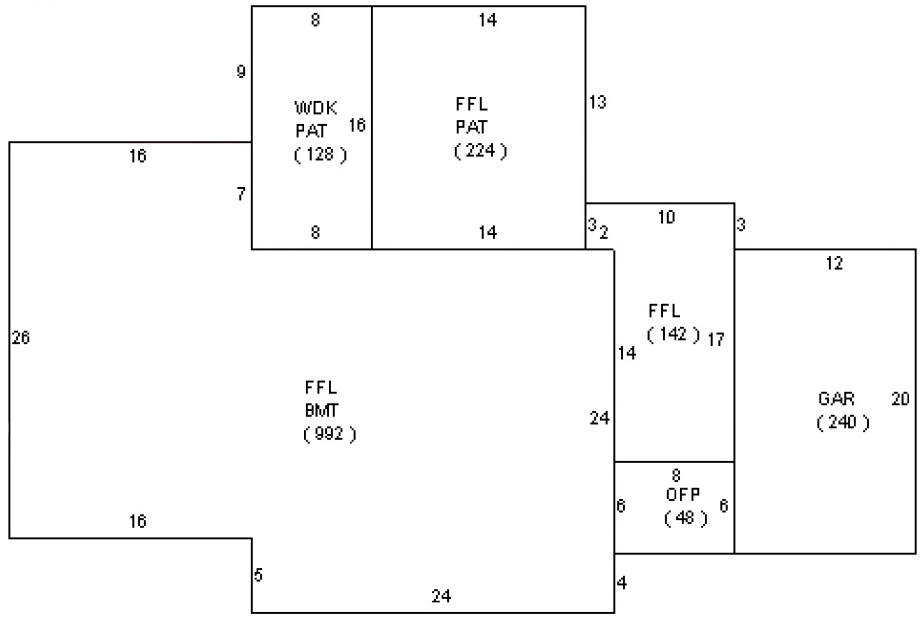
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	163.91
Special Features:	0	Val/Su Net:	95.51
Final Total:	297800	Val/Su SzAd	219.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,358	135.460	183,955
BMT	Basement	992	56.490	56,035
PAT	Patio	352	3.330	1,171
GAR	Garage	240	25.500	6,121
WDK	Deck	128	13.860	1,774
OFP	Open Porch	48	44.150	2,119

Net Sketched Area:	3,118			Total:	251,175
Size Ad	1358	Gross Area	3118	FinArea	1953

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 071.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X19	A	AV	2000	3.35	T	15.2	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:	
				Total:	1,000